



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number Oct. 11-116 A

Case Type Administrative (Other)

Project Name Official Zoning Map - 2010

Applicant Clay County, Missouri
One Courthouse Square
Liberty, MO 64068

Owner << SAME AS APPLICANT >>

Request Approval of the **Official Zoning Map - 2010**

Application Submittal N/A

Public Notice Published 2011-09-15

Neighbor Letters Sent N/A

Report Date 2011-09-28

REPORT AUTHOR(S) Matt Tapp, Director
Debbie Viviano, Planner

Recommendation APPROVAL



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General Information

Site Location: Not applicable (N/A)

Site Size: Not applicable (N/A)

Existing Landuse & Zoning: Not applicable (N/A)

Zoning/Platting History:

2003 Zoning Map, Res#2003-302, 06/09/03; 2006 Zoning Map, Res#2007-50, 01/29/07; 2007 Zoning Map, Res#2008-117, 03/24/08; 2008 Zoning Map, Res#2009-324, 08/31/09; 2009 Zoning Map, Res#2010-284.

Surrounding Landuse & Zoning: Not applicable (N/A)

Current conditions: Not applicable (N/A)

Assessment

The last official Clay County zoning map was approved approximately one (1) year ago, in September of 2010 (Res. #2010-284). It is necessary to have a current, accurate, and updated zoning map that includes all rezonings, new subdivisions, and municipal annexations that have occurred in the past year. The official zoning map is always approved "in-arrears", or one (1) year behind.

2008 Comprehensive Plan Considerations

Not applicable (N/A)

Character of the General Neighborhood

Not applicable (N/A)

Code Considerations

The zoning map is technically part of the 2003 Clay County Land Development Code ("LDC"), which requires that all "changes in boundaries of any zoning district shall be reflected on the map...upon approval by the County Commission". This updated 2010 map now complies with the requirements of the LDC.

The Official Zoning Map - 2010 appears to substantially comply with the Land Development Code (LDC). The application was properly noticed in the Kearney Courier on September 15, 2010, but notification of adjacent property owners does not apply to this request.

Outside Agency review

Not applicable (N/A)

Findings

It is important to have a current, accurate, and updated zoning map available to all interested parties. A current map aids in providing correct information to the public, and is essential to staff for frequent review and analysis of proposed development projects. It is a chief goal of staff to provide an updated and approved official zoning map available to the public both in the office and on the County's website.

One (1) correction was made along 33 Highway, where two areas were inaccurately depicted as Agricultural (AG) zoned when they should have been shown as Residential Urban District, R-1B in association with the approved rezoning of Elm Tree Estates in 1999.



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The requested Official Zoning Map - 2010 will be made available as a large-sized hard copy map at the time of the Planning & Zoning Commission public hearing.

Recommendations

Staff recommends the **Official Zoning Map - 2010** be **approved**.



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Attachments

Oct. 11-116 A – Official Zoning Map 2010

Attachment A